



## Edmonton Alberta

\$458,888

Fully renovated home in the desirable community of Mayfield, featuring a rare heated triple car garage - ideal for car enthusiasts, trades, or additional storage. This move-in-ready property offers a bright, functional layout with updated finishes throughout. Enjoy outdoor living on the brand-new deck complete with a gazebo, perfect for entertaining or relaxing. Significant upgrades include a new sewer line (2017), new shingles (2022), a brand-new air conditioning unit (2023), brand-new hot water tank (2025), and brand-new blown-in R-50 attic insulation for enhanced energy efficiency. The furnace and ductwork have been fully serviced and professionally cleaned. All audio equipment for the built-in surround sound system is included, adding further value. Situated on a quiet, tree-lined street with convenient access to schools, parks, public transit, shopping, major routes, West Edmonton Mall, and downtown, this turn-key property offers exceptional value. Don't miss this opportunity! (id:6769)

Bedroom 3 2.42 m X 3.15 m

Utility room 3.64 m X 3.21 m

Recreation room 5.72 m X 3.21 m

Laundry room Measurements not available

Living room 5.2 m X 3.51 m

Dining room 2.86 m X 1.44 m

Kitchen 4.38 m X 2.44 m

Mud room Measurements not available

Primary Bedroom 4.28 m X 3.54 m

Bedroom 2 3.18 m X 3.52 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.francomaione.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.